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December 16, 2020

Town of Newington  
New Town Hall & Community Center

Subject: Downes Building Committee Agenda

1. Project Update

A. Project Financial Summary

Original GMP	\$ 27,760,989.00
Approved Change Order Requests	\$ 958,486.39
Total Revised GMP	\$ 28,719,475.39
Pending/Approximate Change Order Requests	\$ 47,476.41
Total Anticipated Final GMP	\$ 28,766,951.80
Construction Manager's Construction Contingency	\$ 831,809.00
Approved COPs	\$ 637,621.85
Pending COPs	\$ 194,187.15
Remaining CM Contingency	\$ 0.00 w/GMP Above
Owner's Contingency	\$ 868,405.00 (reconciled w/town 1/28/20)
Approved	\$ 820,928.31 (reconciled w/town 7/16/20)
Pending Construction COPs	\$ 33,816.41
Approx. Cost	\$ 13,660.00
Pending Soft Cost COPs	\$ TBD
Remaining Owner Contingency	\$ 0.00 (Excludes Day 2 Work)
Owner's Soft Cost	\$ 1,706,810.00
Approved Change Order Requests	\$ 0.00
Pending/Approximate Change Order Requests	\$ 0.00
Revised Owner's Soft Cost	\$ 1,706,810.00
CIP Funds Available	\$ 326,556.88 (Anticipated from TON)
Approved	\$ 176,556.88 (COP #154)
Pending COP's	\$ 0.00
Remaining CIP Funds	\$ 150,000.00
 Total Project Budget	\$ 30,473,761.80
 Current Budget in Place	\$ 28,818,358.00



B. Schedule Update

I.) Work Completed

- PD masonry reinforcement
- Footing drain install across parking lot
- New sanitary piping / connection
- New storm piping / connection
- Temporary overflow drain setup at new Town Hall removed
- Contaminated soil removal/stockpiled including backfill

II.) Work In Progress

- Underground for generator / pad
- Storm drain piping (new parking lot)
- Structural footings (stair / footings)
- Concrete foundations / footings
- Underground utilities (parking lot lighting conduit)
- Remaining Owner/Architect's punch list items
- Approved change order work

III.) Work to Start

- Parking lot subgrade
- Damp proofing along foundation wall
- Balance of new fiber optic run to PD
- Steel reinforcements at PD
- Exterior framing / masonry veneer

IV.) Other Critical Items/Milestones

- Balance of phase 2 activities (sitework, concrete, masonry, paving, landscaping)
- "Day 2 Work", see list of items included

2. Action Items

- a. Change Order Proposals for Approval
- b. Pending Revisions/Orders of Magnitude
- c. Rejected COP's
- d. Requisition Approvals

a. COP's for review and approval:

- COP #330 – Steel reinforcement/masonry for PD dispatch, \$28,480.47
- COP #341 – NCTV power for data racks, \$1,382.19
- COP #344 – Roof drain piping replacement, \$3,953.75
- COP #352 – Elevator operator time for camera install, \$0 (CM Contingency)

Total: \$33,816.41



b. Orders of Magnitude/Pending Revisions – Monthly Budget & Contingency Pending Reports will be included in the Monthly Report for all COP's that are pending.

- COP #266 – Flagpole installations, \$10,234.00, ROM
- COP #307 – Reconcile temp toilets allowance, (\$15,000.00) ROM
- COP #308 – Reconcile dumpster allowance, (\$35,000.00) ROM
- COP #327 – Reconcile balance of trade allowances (\$10,800.00) ROM
- COP #339 – Phase 2 winter conditions/extend GC's, \$0 (CM contingency)
- COP #342 – Parks & Rec cleanout corrective work, \$0 (CM contingency)
- COP #345 – Modular retaining wall, \$0 (CM Contingency)
- COP #346 – Polluted soil removal/credit phase 2 concrete/plantings, \$55,762.85, ROM
- COP #347 – Excess clean soils removal, \$0 (CM contingency)
- COP #353 – Site work premium time, \$0 (CM contingency)
- COP #354 – Masonry infills at PD, \$0 (CM contingency)
- COP #355 – Bond reconciliation for various trades, \$8,463.00 ROM

Total: \$13,660.00

c. Rejected COP's

- Parapet detail at gymnasium, \$1,721.00
- Additional framing for duct sock, \$3,703.00
- Additional sidewalk along east side of gym, \$32,482.90
- Extend Mazzoccoli Way to Cedar w/right turn only, \$46,431.82
- Operable partition for daycare, \$28,245.00
- New AC unit /condensor /relocate existing AC for NCTV, \$25,000.00

d. Requisitions:

- November 2020 requisition processed. Breakdown as follows as of 11/30/20:
- Work in place through November 2020 is \$25,569,624.06 (less retainage)
- Balance to finish is \$3,149,851.33 (includes retainage)
- Current retainage held is \$1,054,508.68

3. "DAY 2" Work Items For Discussion (Excluded from current project budget)

- Dry chem system for data rooms, \$60,000.00 ROM
- Irrigation system, \$35,000.00 ROM
- Human services additional HVAC, \$20,000.00 ROM
- Additional lighting for PD, \$16,000.00 ROM
- Additional signage/signage revisions, \$11,205.00, ROM
- Cx Clarifications, \$2,116.00 ROM
- FRP in custodial closets, \$2,200.00 ROM
- Modular retaining wall at new generator location, \$20,000.00, ROM
- Privacy screen inside men's room, \$1,500.00, ROM